



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 804604

G 804604

10.12.21  
13.11.21

*[Handwritten signature]*

certified that the Document  
is Admitted to Registration the  
Signature Sheet and the Endr-  
gements Attached with the  
Document are the Part of the  
Document.

A.D.S.R. Durgam  
Bardhaman

02 FEB 2022

## DEVELOPMENT AGREEMENT

QUERY NO. : 2002551220/2021  
DISTRICT : Paschim Bardhaman  
MOUZA : Arrah  
P.S. : Kanksa  
AREA OF LAND : 8 (Eight) Decimal

*[Handwritten signature]*  
K.R.V.



Sl No.....2017.....Date 10/12/21  
Sold to.....Naresh Chandra Raha  
Address.....Durgam - 12  
Value of Stamp.....5000/-  
Date of Purchase of the Stamp  
Paper from Treasury.....  
Name of the Treasury from where  
Purchase:-Durgapur

25 NOV 2021



*Ram Prasad Banerjee*  
Ram Prasad Banerjee  
Stamp Vender  
A.D.S.R. Office, Durgapur-16  
Licence No-1193

408408 0



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

10 DEC 2021

**THIS DEVELOPMENT AGREEMENT IS MADE ON 10<sup>TH</sup> DAY OF DECEMBER, 2021**

**BETWEEN**

**MR. NARESH CHANDA RAHA [PAN-ALGPR4978K]** Son of Late Ramesh Chandra Raha, by Nationality- Indian, by Faith-Hindu, by occupation- Retired person, resident at B-3/5, Pramila Bhawan, Arrah Kalinagar, P.O. – Arrah, P.S.: Kanksa, District –Paschim Bardhaman, W.B. India, PIN- 713212, hereinafter referred to and called as **"LANDOWNER"**, (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART.**

**AND**

**"MAXIPLE PROJECT DEVELOPMENT" [PAN-ABRFM3690E]** A partnership firm having its office at Shankarpur, P.S.- New Town Ship, P.O.- Arrah, District- Burdwan presently Paschim Bardhaman, PIN-713212, Represented by its one of the **Partner SRI. SAMIR KUNDU [PAN- ANJPK5041P]** Son of Sri. Biswajit Kundu, by faith: Hindu, by occupation business, by nationality Indian, resident at Village- Arrah Sripally, P.O. – Arrah, P.S.: Kanksa, District –Paschim Bardhaman, W.B. India, PIN- 713212, hereinafter referred as the **"DEVELOPER"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART.**

**WHEREAS** schedule mentioned land measuring 8 decimal land of Mouza- Arraha, R.S. Plot No-1600, L.R. Plot No-3258 purchased by present owner vide No -1020 for the year 1995 of Additional District Sub Registrar at Durgapur from Anil Roy Choudhary & Smt. Uma Roy Chaudhary and after purchasing the land present owner mutated his name in L.R. R.O.R.

**AND WHEREAS** the first part desire to develop the first schedule property by construction of multistoried building consisting of so many flats and parking space etc as approved by Malandighi Gram Panchyat but the owner has not the sufficient fund for the development work and for this reason first part is in search of a developer for the said development work.

**AND WHEREAS** the First Part herein has approached the Second Part And whereas the Second part after /considering various aspects of execution of the project and proposals of the Owners, has decided to construct multistoried building there- at, consisting of apartments and flat with the object of selling such flats/apartments to the prospective purchasers and the Second Part has accepted the proposal of First Part.



**NOW THIS AGREEMENT WITNESSETH** and it is mutually agreed by and between the parties hereto as follows:-

**1. DEFINATION:**

- 1.1 **OWNERS/LANDLORD:-** Shall mean **MR. NARESH CHANDA RAHA** Son of Late Ramesh Chandra Raha, by Nationality- Indian, by Faith-Hindu, by occupation- Retair Survive mane, resident of B-3/5 Parimal Bhawan, Arrah Kalinagar, P.S.- kanksa, P.O.- Arrah, District- Paschim Bardhaman, PIN-713212,
- 1.2 **DEVELOPER:-** Shall mean **MAXIPLE PROJECT DEVELOPMENT** a Partnership Firm having its office at Shankarpur, P.S.- New Town Ship, P.O.- Arrah, District- Burdwan presently Paschim Bardhaman, PIN-713212
- 1.3 **LAND:-** Shall mean the Bastu land measuring 8 Decimal appertaining to **R.S. Plot No. 1600, corresponding L.R. Plot No-3258** comprised in **L.R. Khatian No.1482**, J.L. No. 91, situated within **Mouza- Arrah**, Police Station: Kanksa, District- Burdwan presently Paschim Bardhaman, A.D.S.R. Office-Durgapur, under Malandighi Gram Panchyat.
- 1.4 **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer here in the Land mentioned in the **FIRST SCHEDULE**.
- 1.5 **COMMON AREAS AND INSTALLATIONS** shall mean and include the areas installations and facilities comprised in the premises as mentioned and specified in the **SECOND SCHEDULE** hereunder written and expressed or intended by the Developer for common use and enjoyment of the co-owners in the manner and to the extent permitted by the Developer but shall not include the open terrace on any floor in the said Building or the top roof of the building and shall also not include the car parking spaces and other open and covered spaces at or within the premises which the Developer may use or permit to be used for parking of motor cars and/or any other purposes and the Developer shall have the absolute right to deal with the same, to which the Purchaser hereby consents.
- 1.6 **ARCHITECT(S)-** Shall mean such Architect(s) whom the Developer may appoint time to time as the architect of the Building.
- 1.7 **GRAM PANCHYAT:** - Shall mean the Malandighi Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.8 **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Malandighi Gram Panchyat and shall also include variations/modifications, alterations therein that may be made by the Owners



herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.

- 1.9 **OWNERS AREA:-** owners shall entitled to get 2 No of 3BHK flat measuring 1000 Sq. feet (Super built up ) each and 1 No 2BHK flat measuring 750 Sq. feet (Super built up) area.
- 1.10 **DEVELOPER'S AREA:** Shall mean entire building together with the undivided impartible proportionate interest in the First Schedule mentioned land and the common portions. After providing land owners allocation as mentioned in the Clause 1.9 of this agreement..
- 1.11 **BENEFIT ARISING OUT OF THIS AGREEMENT:-** Shall mean Rs. 5,00,000/- (Rupees Five) Lac only. Payment schedule is particularly mentioned and described in the Second Schedule.
- 1.12 **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
- 1.13 **PROJECT:** Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.
- 1.14 **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations or any circumstances beyond the control of the Developer.

**1.2PURCHASER/S**shall mean and include:

- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;



D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.

**1.3 MASCULINE GENDER:** Shall include the feminine and neuter gender and vice versa.

**1.4 SINGULAR NUMBER:** Shall include the plural and vice-versa.

**2 COMMENCEMENT:** - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned hereinabove at the commencement of this agreement

**3 EFFECTIVENESS:** -This agreement shall become effective from the date of execution of this agreement.

**4 DURATION:** -shall mean that the construction shall be completed within a period of 36(Thirty Six) months from the date of approved Section Plan. If any extension is required due to force majeure, the Developer will inform the same in writing and obtained confirmation as to extension of time from the Land Owners.

**5 SCOPE OF WORK:** -The Developer shall construct a multistoried building according to sanctioned plan of Malandighi Gram Panchyat over and above the First Schedule Land. If Owner find any illegality in respect in this respect, all liabilities carry by Developer.

**6 OWNERS DUTY & LIABILITY:-**

I. The owner have offered total land of 8 decimal for development and construction of housing complex consisting of flats/apartments,& parking spaces.

II. That the owner shall vacate the land within one month from getting sanctioned plan and deliver the developer peacefully possession of the 1st scheduled property to the second party subject to the terms and condition of this agreement.

III. The Owners hereby declared that :-

a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.

b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.

IV. That the Owner also agreed that they give full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e receive sanctioned plan from the



Malandighi Gram Panchyat , such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sign agreement for sale or sale deed on behalf of the land owner of flats/apartments to the prospective buyers and produce the same before the registering authority and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises and the owners shall agreed to ratify all acts and things lawfully done by the developer but the Owner shall not be responsible for any unlawful activities of the Developer.

- V. The owner shall be responsible to resolve all legal dispute related to land within 3 months from getting knowledge of the same.
- VI. That the owner has agreed that they will be personally present before the registration office to sign all the agreement.
- VII. That the owner also agreed that they shall give a development power of attorney in favour of the Developer with in thirty days from this agreement.
- VIII. That owners also declare that Developer shall have every liberty to construct multistoried building according to sanctioned plan and their benefits are particularly mentioned and described in this agreement which are final and binding upon them.

#### 7 DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

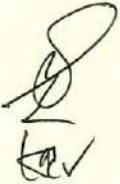
- i. The developer **MAXIPLE PROJECT DEVELOPMENT** Confirms accepts and assures the owner that they are fully acquainted with, aware of the process/formalities related to similar project in panchyat area and fully satisfied with the papers /documents related to the ownership, physical measurement of the land litigation free possession, suitability of the land viability of the said project and will raise no objection with regard thereto.
- ii. The developer confirms and assures the owner that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owner shall have any liability and or responsibility to finance and execute the project or part thereof.
- iii. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the





multistoried buildings including structural design and approval of the local sanctioning authority/municipal/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owner & the Architect before submission to the municipal/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owner and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owner and Developers.

- iv. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
- v. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement and in future. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.
- vi. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses within 48 months from the date of execution of this agreement and or from getting peaceful vacant khas possession of the said property from the land Owner, which ever will be later. If any extension is required due to force majeure, the Developer will inform the same in writing and obtained confirmation as to extension of time from the Land Owner.
- vii. That the Developer shall not make The Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such case the Developers Shall be entirely responsibility.
- viii. That the developer shall agree to indemnify the land owner from the obligation of paying Income tax, sales tax or any other duties levies either by the state GOVT. or Central GOVT. or statutory local authorities from their part which are required to be paid for their profits which they derived after selling the





flats to the prospective buyers. In case the developer fails to deliver the possession of the flats to the prospective buyers , in that event the developers himself shall only be responsible and answerable for the same. In case of any default on the part of the developer or if any legal action takes place, then the developer shall only be made liable for the same and under no circumstances the owner shall be made responsible.

- ix. The duration of 36 months (except force Majure) is the essence of this agreement.

#### **8 DEVELOPER ALLOCATION:-**

Developer allocations shall mean all entire building including common facilities of the building along with undivided proportionate share of the "said property / premises" after providing the land owner allocation as mentioned in this deed.


#### **9 CONSIDERATION:**

In Consideration of the Owner having agreed to permit the developer to develop the said property and to construct, erect and Build a new Building in accordance with the plan which will sanctioned and in accordance with the specification and material description of which are stated in details in the Second Schedule hereunder written.

#### **10 CANCELLATION**

The Owner have every right to cancel and/or rescind this agreement after 42 months from date of sanctioned plan if Developer fails to meet the major conditions of the agreement, and the additional Grace period granted by the Land Owner if the Developer is unable to complete the Construction work due to force majeure , for that Owner has to give a two month clear notice to the Developer.

#### **11 MISCELLANEOUS:-**

-  11.2.1.1 Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- 11.2.1.2 Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- 11.2.1.3 Disputes- Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration& conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one



arbitrator who shall be an Advocate if the parties in dispute so agree otherwise two or more arbitrator, to be nominated by both the parties and their legal advisors.

- 11.2.1.4** Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal, generator etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owner time to time.
- 11.2.1.5** The owner can visit the construction at reasonable time with prior intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations if any observed at the site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- 11.2.1.6** The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- 11.2.1.7** The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and/ or enter into any deal or contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the owner will be free from all financial or legal obligation.
- 11.2.1.8** A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their own cost/expense for a guarantee period of next Thirty six months after handing over of physical possession of the flats to the customers.
- 11.2.1.9** That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and





registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.

**11.2.1.10** The landowner and the developers have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons and nothing contained herein shall provide right, title, interest of the land described in the schedule below to Developer by virtue of this agreement.

**11.2.1.11** That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

**11.2.1.12** That both the parties can seek specific performance of this agreement through court.

**FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of Land)**

All That piece or parcel of Bastu land measuring **8 (Eight) Decimal** appertaining to **R.S. Plot No. 1600, corresponding L.R. Plot No-3258** comprised in **L.R. Khatian No.1482**, J.L. No. 91, situated within **Mouza- Arrah**, Police Station: Kanksa, District- **Burdwan** presently Paschim Bardhaman, A.D.S.R. Office-Durgapur, Malandighi Gram Panchyat. Entire Land is butted and bounded:

On the North : 16 Feet wide Road  
On the South : House of Ajay Sekhar Banerjee  
On the East : 16 Feet wide Road  
On the West : 16 Feet wide Road

**SECOND SCHEDULE ABOVE REFERRED TO**

**(Payment Schedule)**

Installment	Time	Amount (Rs)
1 <sup>st</sup> Installment	At the time of execution of this agreement.	Rs. 1,00,000/- (Vide Cheque No. 002703 Dated 06.12.2021, IDBI Bank)
2 <sup>nd</sup> Installment	At the time of completion of project.	Rs. 4,00,000/-



**THIRD SCHEDULE ABOVE REFERRED TO  
Specification of Building**

<b>STRUCTURAL</b>	RCC Framed with anti-termite treatment in foundation.
<b>WATER SUPPLY</b>	Ground Water.
<b>WALLS</b>	Conventional brickwork/ Outer wall of 10 inch and Inner wall will be 5 Inch.
<b>WALL FINISH</b>	Interior - Wall putty
<b>Exterior</b>	Combination of weather coat.
<b>FLOORING</b>	Vitrified Tiles in all bedrooms, Living-cum-Dining and Balcony.
<b>KITCHEN</b>	Kitchen Floor made of Anti skit Tiles and platform made of Granite Slab. Glazed tiles, up to the height of three feet from the Kitchen platform, one stainless steel sinks will be provided.
<b>TOILET</b>	Anti skit Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary (Parry ware /Hind ware) and CP fittings (as per supply), one western type commode, and one Indian type. Concealed plumbing and pipe work.
<b>DOORS</b>	Door frame made of Sal wood. Front Decorative panel Door. Flush solid core/panel doors, and PVC door in toilet, Locks of stainless steel.
<b>WINDOWS</b>	Sliding anodized grill black glass window.
<b>COMMON LIGHTING</b>	Overhead illumination for compound and common path lighting inside the complex.
<b>WIRINGS</b>	Standard concealed wiring for electricity. Average 25 (Twenty Five) Points for 2 BHK & 30 (Thirty) Points for 3 BHK, Telephone and television point, Modular switches belong to superior brands, 2 no. of 15 Amp point to be provided for each unit and A.C point will be provided only in Bedroom.
<b>ELECTRIC METER</b>	Individual meter for each unit by individual cost.
<b>AMENITIES</b>	Adequate standby generator for common areas, services, Lift provided for every floor in the building.



It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor & Developer are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED AND DELIVERED by the OWNERS/FIRST PART at DURGAPUR in the presence of:

Naresch Chandra Raha

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at DURGAPUR in the presence of:

WITNESSES:

MAXIPLE PROJECT DEVELOPMENT  
Partner  
Partner

① Subrid Raha  
S/o. Naresch Chandra Raha  
"Paramita-Bhawan"  
House No → B-3/5  
Asrah-Kalinagar  
Po:- Asrah (BDM)  
DCRP - 713212

② Nimal Kumar  
S/o. Late Lal Kumar  
Durgapur-12

Drafted by me and Typed at my office &  
I read over & Explained in Mother Languages to all  
Parties to this deed and all of them admit that the  
Same has been correctly written as per their instruction









Subrata Mukherjee

SUBRATA MUKHERJEE  
ADVOCATE  
Durgapur Court  
Enroll No.- WB/506/2007



# SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation   <i>Narresh Chandra Raha</i>	<b>(LEFT HAND)</b>				
	Little	Ring	Middle	Fore	Thumb
					
	<b>(RIGHT HAND)</b>				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>Narresh Chandra Raha</i>				

Signature of the Executants/presentation   <i>Ramir Mendes</i>	<b>(LEFT HAND)</b>				
	Little	Ring	Middle	Fore	Thumb
					
	<b>(RIGHT HAND)</b>				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>Ramir Mendes</i>				

Signature of the Executants/presentation	<b>(LEFT HAND)</b>				
	Little	Ring	Middle	Fore	Thumb
	<b>(RIGHT HAND)</b>				
	Thumb	Fore	Middle	Ring	Little
	Signature:-				

Signature of the Executants/presentation	<b>(LEFT HAND)</b>				
	Little	Ring	Middle	Fore	Thumb
	<b>(RIGHT HAND)</b>				
	Thumb	Fore	Middle	Ring	Little
	Signature:-				





Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192021220132815088 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 10/12/2021 12:07:12 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 2326618576135 BRN Date: 10/12/2021 12:12:23  
Gateway Ref ID: 202134409151565 Method: State Bank of India New PG DC  
Payment Status: Successful Payment Ref. No: 2002551220/5/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SAMIR KUNDU  
Address: Arrah Kanksa, PIN:- 713212  
Mobile: 9832300111  
Depositor Status: Buyer/Claimants  
Query No: 2002551220  
Applicant's Name: Mr SUBRATA MUKHERJEE  
Identification No: 2002551220/5/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002551220/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2002551220/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	5014
			<b>Total</b>	<b>5025</b>

IN WORDS: FIVE THOUSAND TWENTY FIVE ONLY.



भारत सरकार  
Government of India



Suhrid Raha  
Father : Naresh Chandra Raha  
DOB : 02/01/1967  
Male



7638 6818 6662

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
B-3/5 PRAMILA BHAWAN, ARRAH KALINAGAR, Arra,  
Barddhaman, Burdwan Arrah, West Bengal, 713212

7638 6818 6662

1947 1800 300 1947

help@uidai.gov.in

www uidai.gov.in



Suhrid Raha



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

NARESH CHANDRA RAHA  
RAMESH CHANDRA RAHA

11/08/1942

Permanent Account Number  
ALGPR4978K

*Naresh Chandra Rahe*  
Signature



*Naresh Chandra Rahe*





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SAMIR KUNDU  
BISWAJIT KUNDU  
08/02/1977  
Permanent Account Number  
ANJPK5041P

Signature



*Samir Kundra*

\_\_\_\_\_



## Major Information of the Deed

Deed No :	I-2306-01283/2022	Date of Registration	02/02/2022
Query No / Year	2306-2002551220/2021	Office where deed is registered	
Query Date	07/12/2021 4:25:43 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 18,36,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,011/- (Article:48(g))		Rs. 5,014/- (Article:E, E, B)	
Remarks			



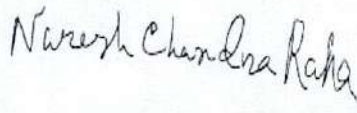
### Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3258 (RS :-1600 )	LR-1482	Bastu	Bastu	8 Dec	1/-	18,36,000/-	Width of Approach Road: 48 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>8Dec</b>	<b>1 /-</b>	<b>18,36,000 /-</b>	





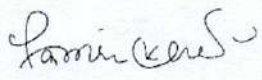
**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr NARESH CHANDRA RAHA (Presentant )</b> Son of Late RAMESH CHANDRA RAHA Executed by: Self, Date of Execution: 10/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office			
	10/12/2021	LTI 10/12/2021	10/12/2021	
B-3/5, Pramila Bhawan, Arrah Kalinagar, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ALxxxxxx8K, Aadhaar No: 51xxxxxxxx9273, Status :Individual, Executed by: Self, Date of Execution: 10/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office				

**Developer Details :**



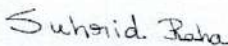
SI No	Name,Address,Photo,Finger print and Signature
1	<b>MAXIPLE PROJECT DEVELOPMENT</b> Shankarpur, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: ABxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SAMIR KUNDU</b> Son of Mr BISWAJIT KUNDU Date of Execution - 10/12/2021, , Admitted by: Self, Date of Admission: 10/12/2021, Place of Admission of Execution: Office			
	Dec 10 2021 4:15PM	LTI 10/12/2021	10/12/2021	
Village- Arrah Sripally, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx1P, Aadhaar No: 52xxxxxxxx1123 Status : Representative, Representative of : MAXIPLE PROJECT DEVELOPMENT (as PARTNER)				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUHRID RAHA</b> Son of Mr NARESH CHANDRA RAHA B-3/5, Pramila Bhawan, Arrah Kalinagar, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212			
	10/12/2021	10/12/2021	10/12/2021
Identifier Of Mr NARESH CHANDRA RAHA, Mr SAMIR KUNDU,			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr NARESH CHANDRA RAHA	MAXIPLE PROJECT DEVELOPMENT-8 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3258, LR Khatian No:- 1482	Owner:শ্রী নরেশচন্দ্র রাহা, Gurdian:রমেশচন্দ্র , Address:111 রাজেন্দ্র প্রসাদ রোড, দুর্গাপুর-5 , Classification:বাস্ত, Area:0.08000000 Acre,	Mr NARESH CHANDRA RAHA



On 10-12-2021

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13:44 hrs on 10-12-2021, at the Office of the A.D.S.R. DURGAPUR by Mr NARESH CHANDRA RAHA ,Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 18,36,000/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 10/12/2021 by Mr NARESH CHANDRA RAHA, Son of Late RAMESH CHANDRA RAHA, B-3/5, Pramila Bhawan, Arrah Kalinagar, P.O: Arrah, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Retired Person

Identified by Mr SUHRID RAHA, , Son of Mr NARESH CHANDRA RAHA, B-3/5, Pramila Bhawan, Arrah Kalinagar, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 10-12-2021 by Mr SAMIR KUNDU, PARTNER, MAXIPLE PROJECT DEVELOPMENT (Partnership Firm), Shankarpur, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr SUHRID RAHA, , Son of Mr NARESH CHANDRA RAHA, B-3/5, Pramila Bhawan, Arrah Kalinagar, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,014/- ( B = Rs 5,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/12/2021 12:08PM with Govt. Ref. No: 192021220132815088 on 10-12-2021, Amount Rs: 5,014/-, Bank: SBI EPay ( SBlePay), Ref. No. 2326618576135 on 10-12-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 11/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2017, Amount: Rs.5,000/-, Date of Purchase: 10/12/2021, Vendor name: RAM PRASAD BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/12/2021 12:08PM with Govt. Ref. No: 192021220132815088 on 10-12-2021, Amount Rs: 11/-, Bank: SBI EPay ( SBlePay), Ref. No. 2326618576135 on 10-12-2021, Head of Account 0030-02-103-003-02



Partha Bairaggya  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
Paschim Bardhaman, West Bengal



On 02-02-2022

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.



**Partha Bairaggya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DURGAPUR**  
**Paschim Bardhaman, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 73618 to 73641

being No 230601283 for the year 2022.



Digitally signed by Santanu Pal  
Date: 2022.03.10 13:57:36 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2022/03/10 01:57:36 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)